

key plan not to scale

DRAFT PLAN OF CONDOMINIUM
of part
LOT 34
CONCESSION 3
SOUTH OF DUNDAS STREET
(Geographic Township of Trafalgar)
in the
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

MTE OLS LTD.
scale 1 : 500

METRIC:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

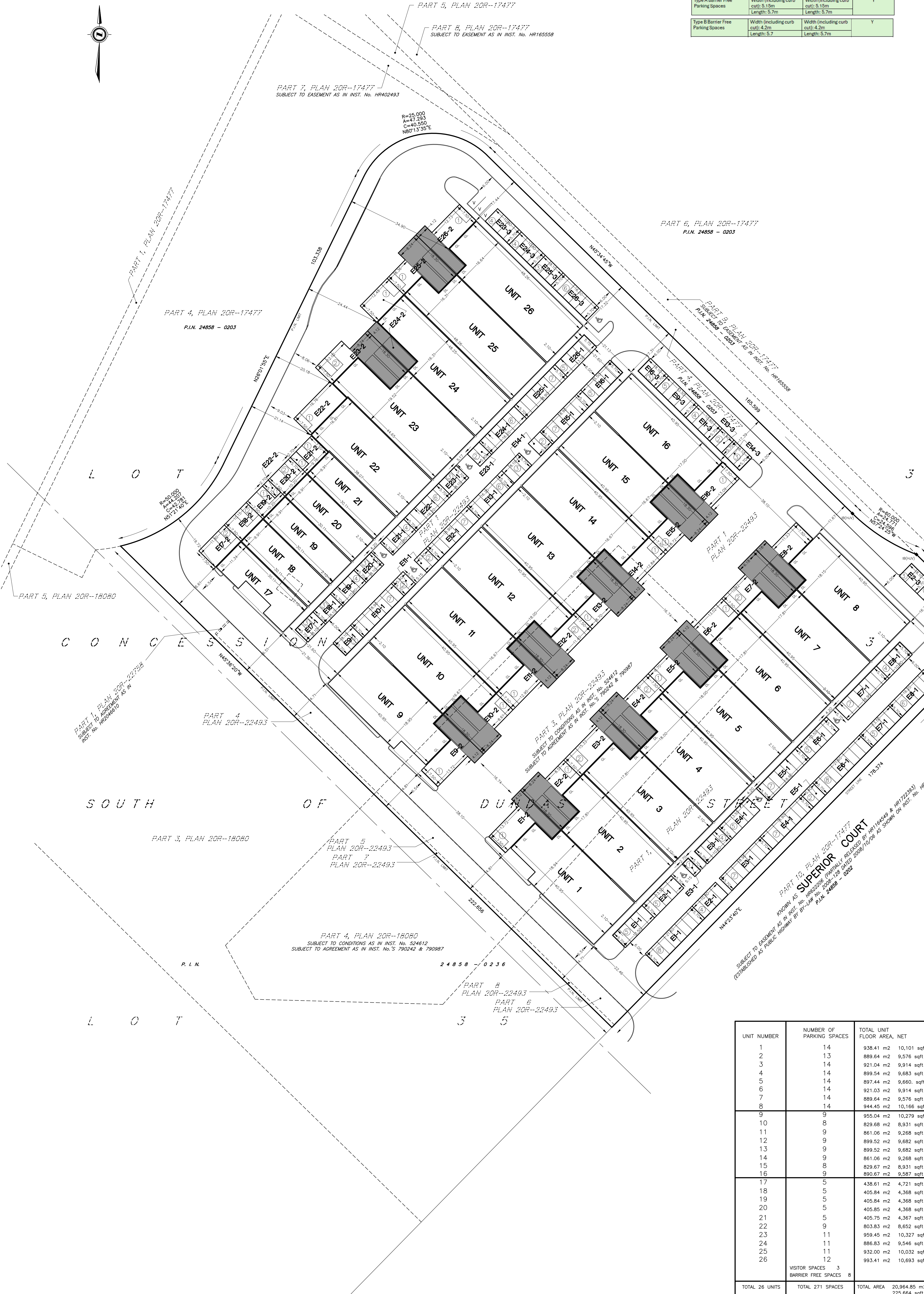
owner's certificate
 I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS to submit this proposed Plan of Condominium.

BEEDIE ON (Superior Court) PROPERTY LTD. DATE

surveyor's certificate
 We hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

MARCH 22, 2024
 P.R. LEVAC, O.L.S. DATE
 MTE | OLS LTD.

Zoning By-Law 2014-014: E2 (Business Employment)			
Performance Standard	Requirement	Proposed	Compliance
Minimum lot area	0.2 ha	4.05ha	Y
Minimum lot frontage	36.0 m	178.374m	Y
Minimum front yard	3.0 m	22.7m building setback, Superior Court	Y
Maximum front yard	n/a	n/a	n/a
Minimum frontage yard	3.0 m	n/a	n/a
Maximum frontage yard	n/a	n/a	n/a
Minimum interior side yard (east)	3.0 m	11.07m	Y
Minimum interior side yard (west)	3.0 m	14.81m	Y
Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	n/a	Y
Minimum interior side yard abutting any railway corridor	7.5 m	n/a	n/a
Minimum rear yard	3.0 m	18.98m	Y
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	n/a	Y
Minimum rear yard abutting any railway corridor	7.5 m	18.98m	Y
Maximum height	n/a (23)	n/a	n/a
Minimum landscaping coverage	10%	10.63%	Y
Parking Space Dimensions	Width: 2.7m Length: 5.7m	Width: 2.7 Length: 5.7	Y
Type A Barrier Free Parking Spaces	Width (including curb cut): 5.15m Length: 5.7m	Width (including curb cut): 5.15m Length: 5.7m	Y
Type B Barrier Free Parking Spaces	Width (including curb cut): 4.2m Length: 5.7	Width (including curb cut): 4.2m Length: 5.7m	Y



UNIT NUMBER	NUMBER OF PARKING SPACES	TOTAL UNIT FLOOR AREA, NET
1	14	938.41 m ² 10,101 sqft
2	13	899.64 m ² 9,576 sqft
3	14	921.04 m ² 9,914 sqft
4	14	899.54 m ² 9,683 sqft
5	14	897.44 m ² 9,660 sqft
6	14	921.03 m ² 9,914 sqft
7	14	899.64 m ² 9,576 sqft
8	14	944.45 m ² 10,166 sqft
9	9	955.04 m ² 10,279 sqft
10	8	829.68 m ² 8,931 sqft
11	9	861.06 m ² 9,268 sqft
12	9	899.52 m ² 9,682 sqft
13	9	899.52 m ² 9,682 sqft
14	9	861.06 m ² 9,268 sqft
15	8	829.67 m ² 8,931 sqft
16	9	890.67 m ² 9,587 sqft
17	5	438.61 m ² 4,721 sqft
18	5	405.84 m ² 4,368 sqft
19	5	405.84 m ² 4,368 sqft
20	5	405.84 m ² 4,368 sqft
21	5	405.84 m ² 4,368 sqft
22	9	803.63 m ² 8,652 sqft
23	11	959.45 m ² 10,327 sqft
24	11	886.83 m ² 9,546 sqft
25	11	932.00 m ² 10,032 sqft
26	12	993.41 m ² 10,693 sqft
VISITOR SPACES 3		
BARRIER FREE SPACES 8		
TOTAL 26 UNITS	TOTAL 271 SPACES	TOTAL AREA 20,964.85 m ² 225,664 sqft

additional information requirements under section 51(17) of the Planning Act

a) AS SHOWN ON PLAN g) AS SHOWN ON PLAN
 b) AS SHOWN ON PLAN h) PIPED WATER
 c) AS SHOWN ON KEY PLAN i) SILTY SAND WITH GRAVEL AND LOOSE TO DENSE SAND AND GRAVEL
 d) MULTIPLE COMMERCIAL (EMPLOYMENT USE) j) AS SHOWN ON PLAN
 e) AS SHOWN ON PLAN k) FULL SERVICES
 f) AS SHOWN ON PLAN l) AS SHOWN ON PLAN

land use schedule

TOTAL AREA OF SITE: 439 hectares (110.24ha) (26,448,846 sq. ft.)
 ZONING: EMPLOYMENT ZONE E2 - (BUSINESS EMPLOYMENT)
 BY-LAW: No. 2014-14 (The Corporation of the Town of Oakville)
 NUMBER OF UNITS: TOTAL 26 UNITS
 COVERAGE (MAXIMUM): 1.65 ha (4,077 sqm) 1650.66 m² (414K)
 DENSITY (MAXIMUM): 18 UNITS/HECTARE (16 x 1.65 = 26 UNITS)
 PARKING SPACES: TOTAL 271 SPACES
 (UNIT PARKING SPACES = 260 VISITOR SPACES = 3 BARRIER FREE SPACES = 8)

3303, 3313 and 3323 SUPERIOR COURT
BEEDIE ON (SUPERIOR COURT) PROPERTY LTD.

LEGEND:

E DENOTES EXCLUSIVE USE COMMON ELEMENT AND PARKING LIMITS
 E DENOTES EXCLUSIVE USE COMMON ELEMENT AND PARKING LIMITS
 DENOTES EXTERIOR WALL
 DENOTES UNIT BOUNDARIES
 DENOTES UNIT DIMENSING LINE
 CL DENOTES GRADE (DRIVE-IN) LOADING DOOR
 DL DENOTES DOCK LOADING DOOR
 DENOTES CONCRETE LOADING AREA
 DENOTES PARKING DETAIL IDENTIFIER (CORRELATES TO NUMBER OF PARKING SPACES)
 V DENOTES VISITOR PARKING SPACE

NOTE:
 ALL AREAS EXCEPT UNITS INCLUDING LANEWAYS, PARKING, SIDEWALKS AND LOADING BAYS ARE DESIGNATED AS COMMON ELEMENT

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED ____ DAY OF _____, 2024.
 THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS ____ DAY OF _____, 2024.

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